

ZONE X



MAP SCALE 1" = 1000'



NFIP

PANEL 0320E

## FIRM

FLOOD INSURANCE RATE MAP  
CASCADE COUNTY,  
MONTANA  
AND INCORPORATED AREAS

PANEL 320 OF 1800

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CASCADE COUNTY	300008	0020	E
Unincorporated Areas			

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

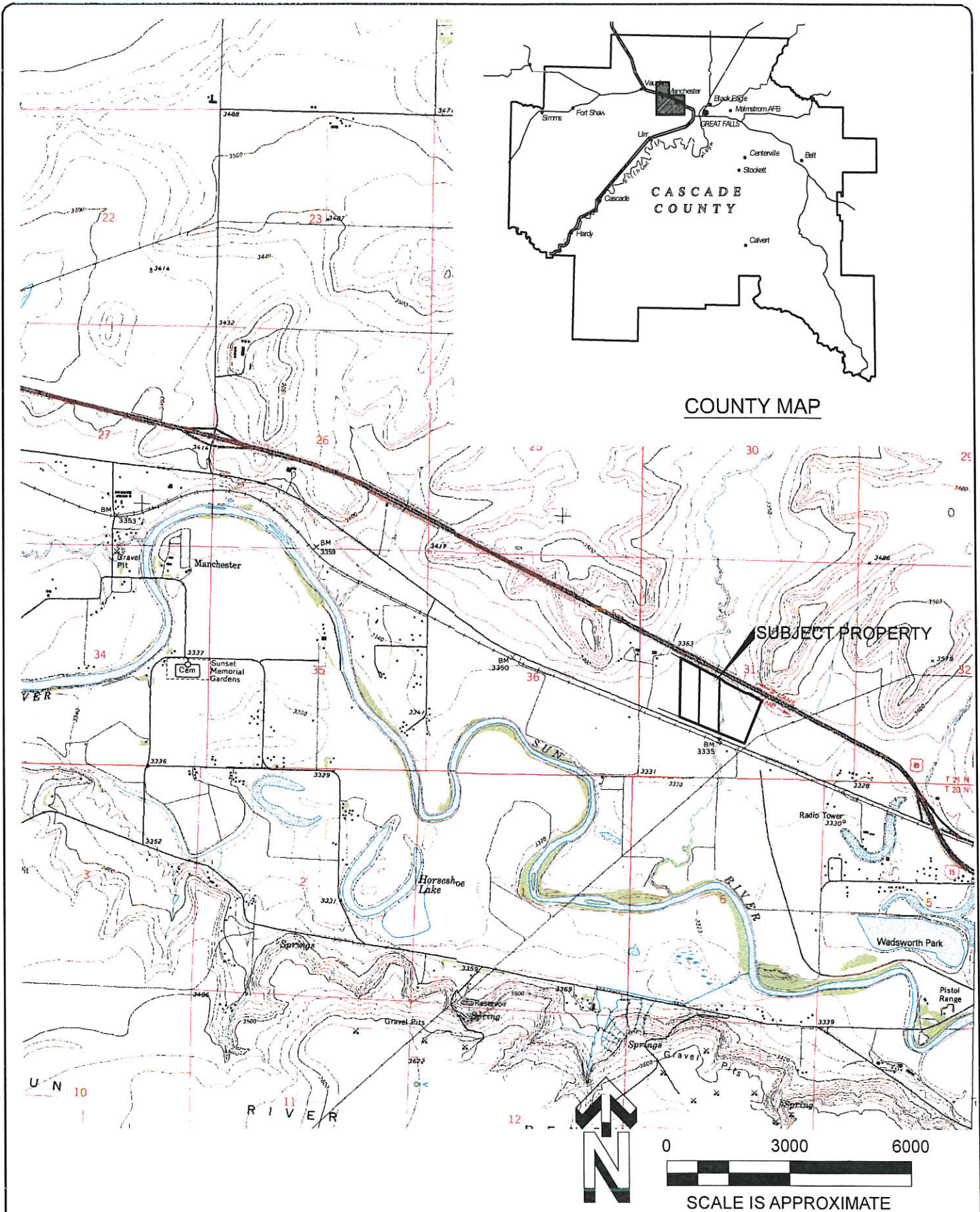


Federal Emergency Management Agency

MAP NUMBER  
30013C0320E  
EFFECTIVE DATE  
MARCH 19, 2013

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





COUNTY MAP

SUBJECT PROPERTY

SCALE IS APPROXIMATE



ENGINEERS - PLANNERS - DESIGNERS -  
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

**BIG SKY CIVIL &  
ENVIRONMENTAL, INC**

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(406) 727-2185 OFFICE  
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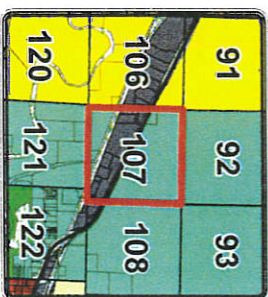
PROJECT: 17BO  
LIPKE  
SUBDIVISION

TITLE:  
VICINITY MAP

SHEET:  
1



# CASCADE COUNTY PLANNING DEPARTMENT



- Legend**
- Cascade County Zoning**
- ZONE CODE**
- AGRICULTURE
  - COMMERCIAL
  - CITY
  - FLOOD ROAD
  - INDUSTRIAL 1
  - INDUSTRIAL 2
  - MIXED USE
  - MOBILE HOME
  - OPEN SPACES
  - RURAL RESIDENTIAL
  - SUBURBAN RESIDENTIAL 1
  - SUBURBAN RESIDENTIAL 2
  - URBAN RESIDENTIAL
  - Hydrology

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**Scale**

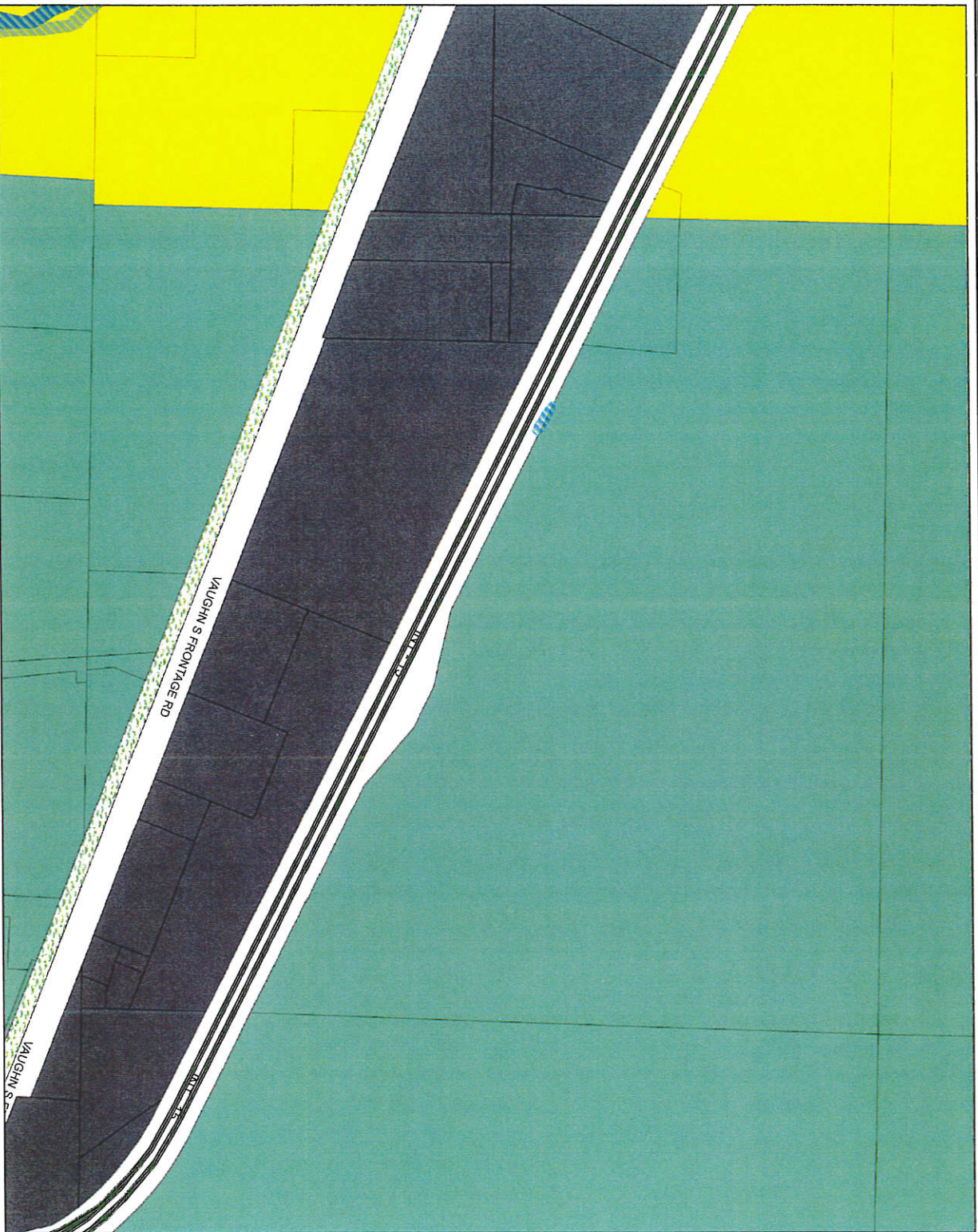
0 310 620 930 Feet

**T21NR3E SEC 31**

**GEOCODE 3138 -- 31**

Date: 11/6/2013

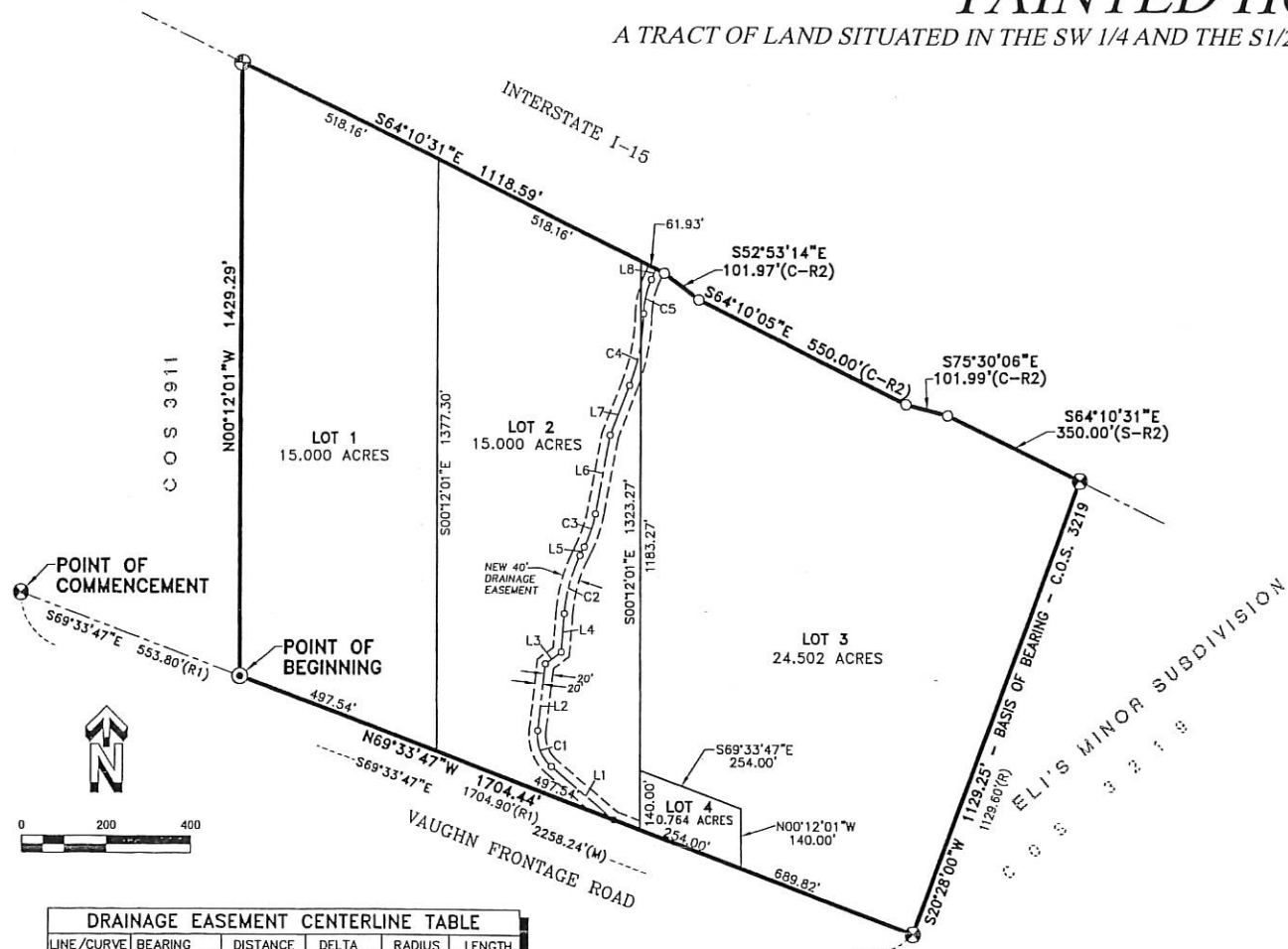
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A PRELIMINARY SUBDIVISION PLAT OF  
**PAINTED HORSE SUBDIVISION**

A TRACT OF LAND SITUATED IN THE SW 1/4 AND THE S1/2 NW1/4 OF SECTION 31, T. 21 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA



DRAINAGE EASEMENT CENTERLINE TABLE					
LINE/CURVE	BEARING	DISTANCE	DELTA	RADIUS	LENGTH
L1	N49°59'46"W	192.14'			
C1			56°29'44"	95.00'	93.67'
L2	N06°29'58"E	156.97'			
L3	N53°31'51"E	46.99'			
L4	N04°18'30"E	89.68'			
C2			21°47'59"	370.00'	140.78'
L5	N26°06'28"E	22.45'			
C3			15°29'57"	300.00'	81.15'
L6	N10°36'31"E	186.20'			
L7	N21°24'23"E	123.90'			
C4			20°27'02"	480.00'	171.33'
C5			23°32'34"	200.00'	82.18'
L8	N24°29'55"E	26.82'			

**BASIS OF BEARING:**

THE BASIS OF BEARING IS PER C.O.S. #3912 AND IS THE NORTHWESTERLY LINE OF LOT 1 OF SAID C.O.S.. REFERENCE BEARINGS ARE AS SHOWN ON THE ACCOMPANYING MAP.

**NOTE:** THE INTENT OF THIS SURVEY WAS NOT TO SHOW ALL EASEMENTS. EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN.

**NOTICE OF AGRICULTURAL ACTIVITIES:**

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY; AND

**STATEMENT OF LIMITED PUBLIC SERVICES:**

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY; AND

**WAIVER TO PROTEST RS/D:**

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, I THE UNDERSIGNED OWNER OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEEES, TRANSFEREE'S, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT; AND.

**DECLARATION OF COVENANT:**

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY TREASURE STATE HONEY CO., OWNER AND SUBDIVIDER.

**W I T N E S S E T H**

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS "MINOR SUBDIVISION IN CASCADE COUNTY STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT, NOW THEREFORE, I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY HEREBY DECLARES THAT ALL OF THE COVENANTS, EASEMENTS, AND OTHER INTERESTS, WHICH ARE HEREIN SET FORTH, SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA; AND

**DECLARATION OF IMPROVEMENTS GUARANTEE:**

I, XXXXXX, THE UNDERSIGNED REPRESENTATIVE OF THE OWNERS OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

**UTILITY EASEMENTS PER THIS PLAT**

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER. AND;

**RESERVATION OF DRAINAGE EASEMENT**

THE UNDERSIGNED HEREBY RESERVES A PERPETUAL DRAINAGE EASEMENT AS DEPICTED ON THE ACCOMPANYING MAP. SAID EASEMENT SHALL BE FOR UNIMPEDED OFF-SITE AND ON-SITE DRAINAGE. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT. ROADWAY OVER AND CULVERTS INSTALLED SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION. THIS EASEMENT SHALL RUN WITH THE LAND FOREVER AND BURDEN LOTS 2 AND 3.

RONALD LIPKE, AUTHORIZED REPRESENTATIVE  
OF PAINTED HORSE STABLE LLC.

DATE

STATE OF MONTANA )

COUNTY OF CASCADE )

SIGNED OR ATTESTED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY  
XXXXXXX, AUTHORIZED REPRESENTATIVE OF PAINTED HORSE STABLE LLC, OWNER OF THE SUBJECT PROPERTY.

NOTARY PUBLIC, STATE OF MONTANA

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

**CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND**

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) (E), M.C.A., THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION

ATTEST:  
CLERK & RECORDER, CASCADE COUNTY, MT.

**CERTIFICATE OF COUNTY TREASURER**

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY THE \_\_\_\_\_ DIVISION, ARE DELINQUENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

JAMIE BAILEY, CASCADE COUNTY TREASURER

**CERTIFICATE OF PLANNING BOARD**

WE, THE UNDERSIGNED \_\_\_\_\_, CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND BRIAN CLIFTON, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD BRIAN CLIFTON, PLANNING DIRECTOR  
CASCADE COUNTY PLANNING DIVISION

**CERTIFICATE OF COUNTY COMMISSION**

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST:  
CASCADE COUNTY, CLERK & RECORDER

**LEGEND**

- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LUNDSETH"
- ⊕ FOUND 1/2" REBAR
- POSITION ONLY - NOTHING FOUND OR SET

**ABBREVIATIONS**

- (S) SCALED DIMENSION
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

**RECORD DOCUMENTS**

- R C.O.S. 3219
- R1 C.O.S. 3911
- R2 M.D.T. PROJ. NO. 7621-133-000

**\*\*NOTE\*\***

(1) DIMENSIONS OF THE I-15 RIGHT-OF-WAY ARE EITHER SCALED OR CALCULATED BASED ON RIGHT-OF-WAY AVAILABLE THROUGH THE MONTANA DEPARTMENT OF TRANSPORTATION. AVAILABLE PLANS DO NOT PROVIDE DIMENSIONED TIES.

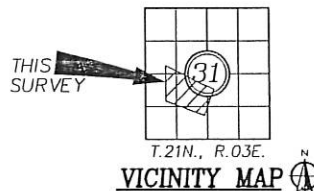
(2) ALL LOT CORNERS SET WITH A 5/8" REBAR W/ O.P.C. STAMPED "LEO"

**CERTIFICATE OF SURVEYOR:**

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF AUGUST AND SEPTEMBER 2017, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET AT POSITIONS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES



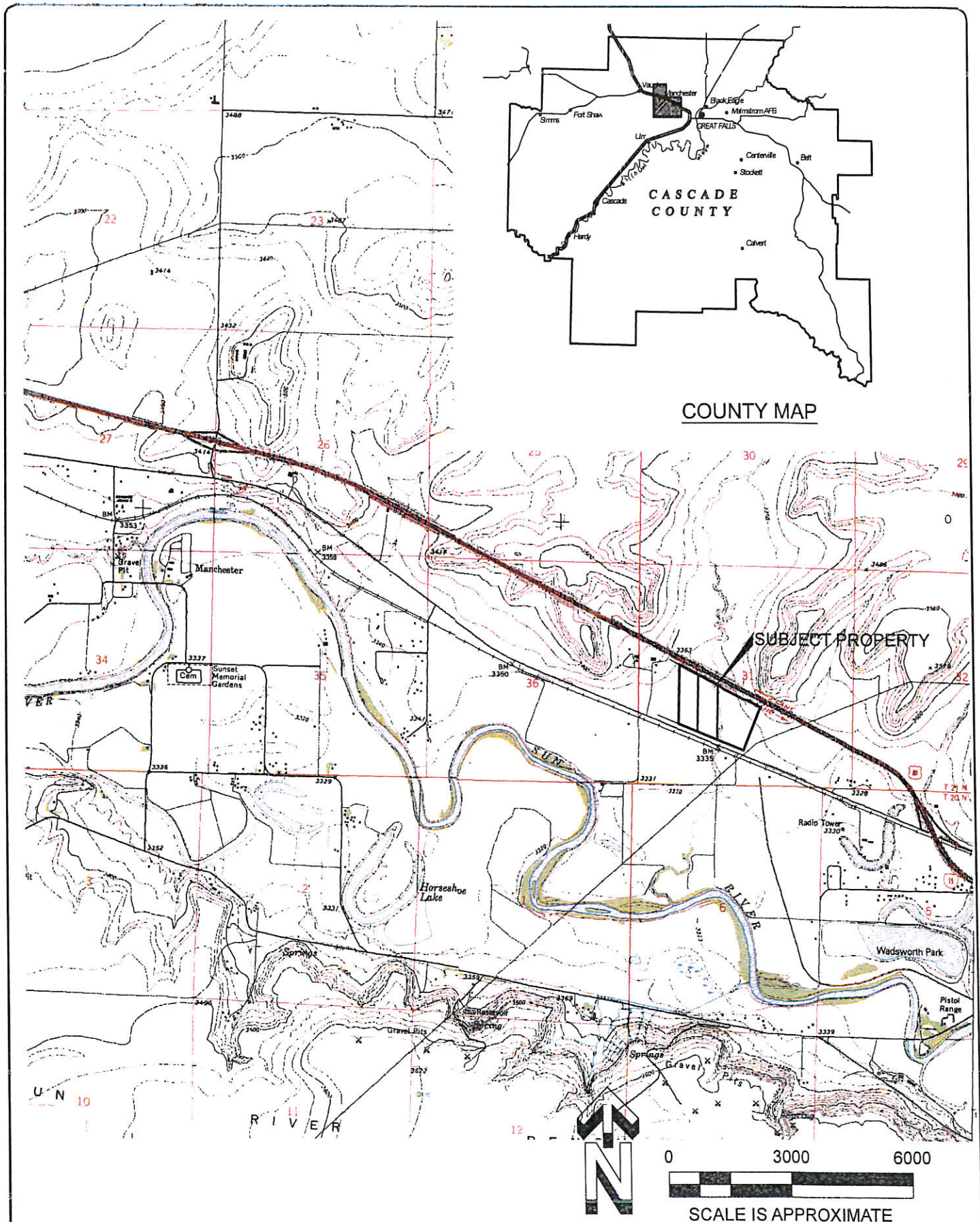
T. 21 N., R. 03 E.


VICINITY MAP

SHEET TITLE: PAINTED HORSE SUBDIVISION			
JOB NO.: 17BO	DRAWING NAME: 17BO-BASE	SHEET: 1 OF 1	
FILE NO.:	DRAWN BY: CRB	DATE: 8/25/17	

**bsc&e**  
ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS • ENVIRONMENTAL SPECIALISTS

**BIG SKY CIVIL & ENVIRONMENTAL, INC**  
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